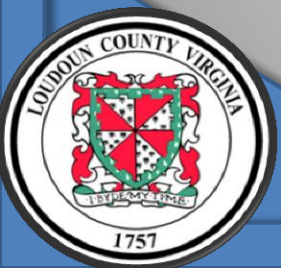


PROFFER UTILIZATION IN LOUDOUN COUNTY

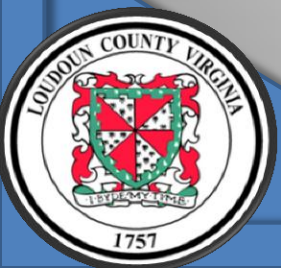
**Planning and Budgeting for Cash
Proffers in Loudoun County's Capital
Improvements Program**



Current Cash Proffer Balance

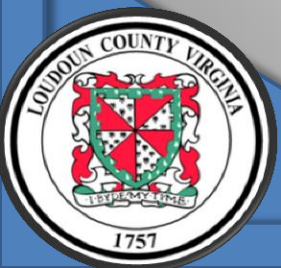
Current Balance	Encumbered in CIP	Unencumbered Balance
\$92,993,566	\$68,791,223	\$24,202,343

- Three-quarters of the County's current cash proffer balance is encumbered in the FY 2013 – FY 2018 CIP.
- A plan is in place to spend down a significant portion of the remaining \$24 million balance.



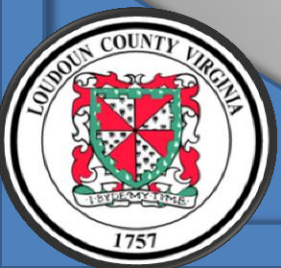
Growth in Loudoun County

- Has exceeded State and national averages for new residential building permits issued.
- Averaged 4,000 new residential building permits per year since 2001.
- New residential building permits in 2012 are anticipated to exceed 3,000.

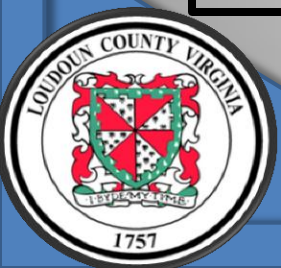
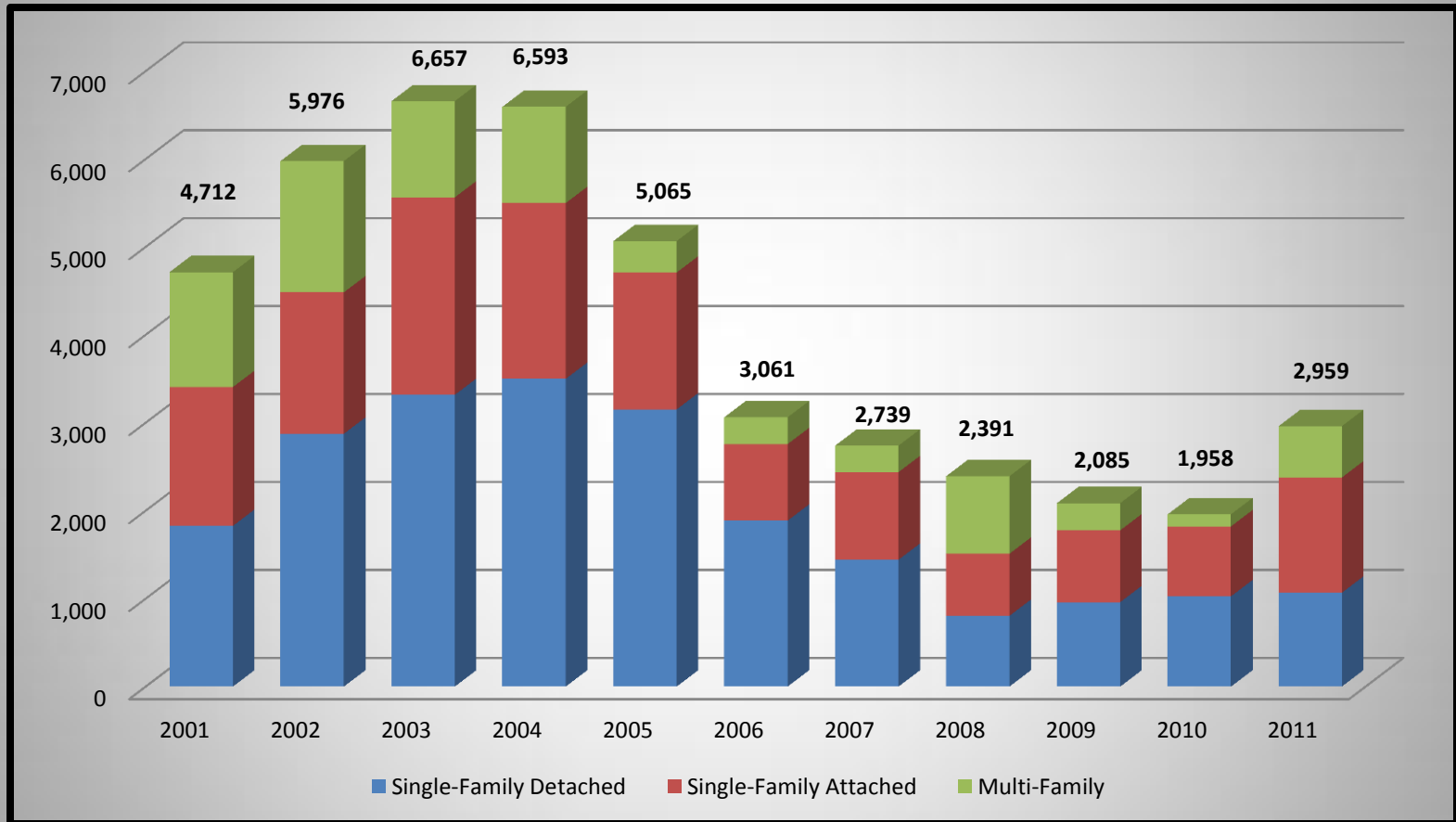


Residential Building Permits Issued

<u>Calendar Year</u>	<u>Single-Family Detached</u>	<u>Single-Family Attached</u>	<u>Multi-Family</u>	<u>Total</u>
2002	2,874	1,608	1,494	5,976
2003	3,316	2,247	1,094	6,657
2004	3,498	2,000	1,095	6,593
2005	3,151	1,557	357	5,065
2006	1,886	870	305	3,061
2007	1,442	996	301	2,739
2008	804	706	881	2,391
2009	960	816	309	2,085
2010	1,026	795	137	1,958
2011	1,066	1,310	583	2,959



Residential Building Permits Issued



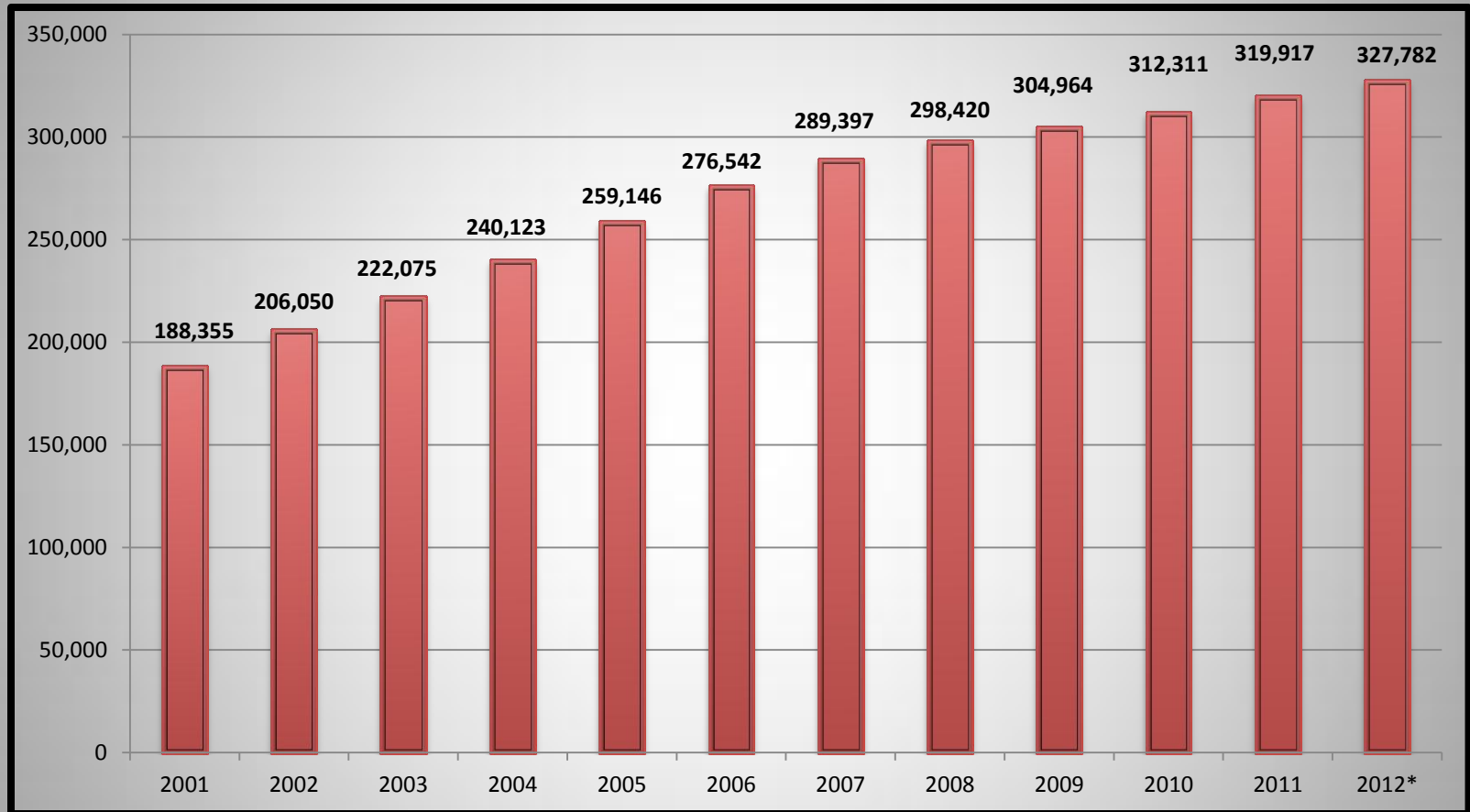
County Population Growth

According to the Weldon Cooper Center for Public Service, from 2000-2010:

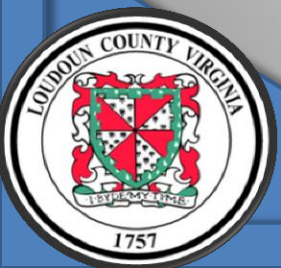
- The State's population increased 13%
- Loudoun County's population increased 84%.
- The next closest increase in County population was Prince William County at 43%.



County Population Growth



Average Annual Increase in Population = 13,182
Average Annual Increase in Population = 5.7%



County Population Growth

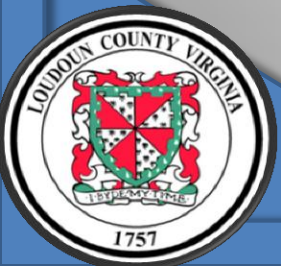
According to the Weldon Cooper Center for Public Service,
from 2000-2010:

Jurisdiction	% Population Growth	% Natural Increase	% Migration
Loudoun County	84%	23%	61%
State	13%	6.5%	6.5%
County Average in State	11%	2%	9%



Impacts of Growth 2000 - 2010

- Loudoun County adds the population of Madison County to its population every year.
- Growth from new development led to the need to develop County facilities at an increasing rate.
- Facility development needed to occur before cash proffer contributions could accumulate to offset construction costs.

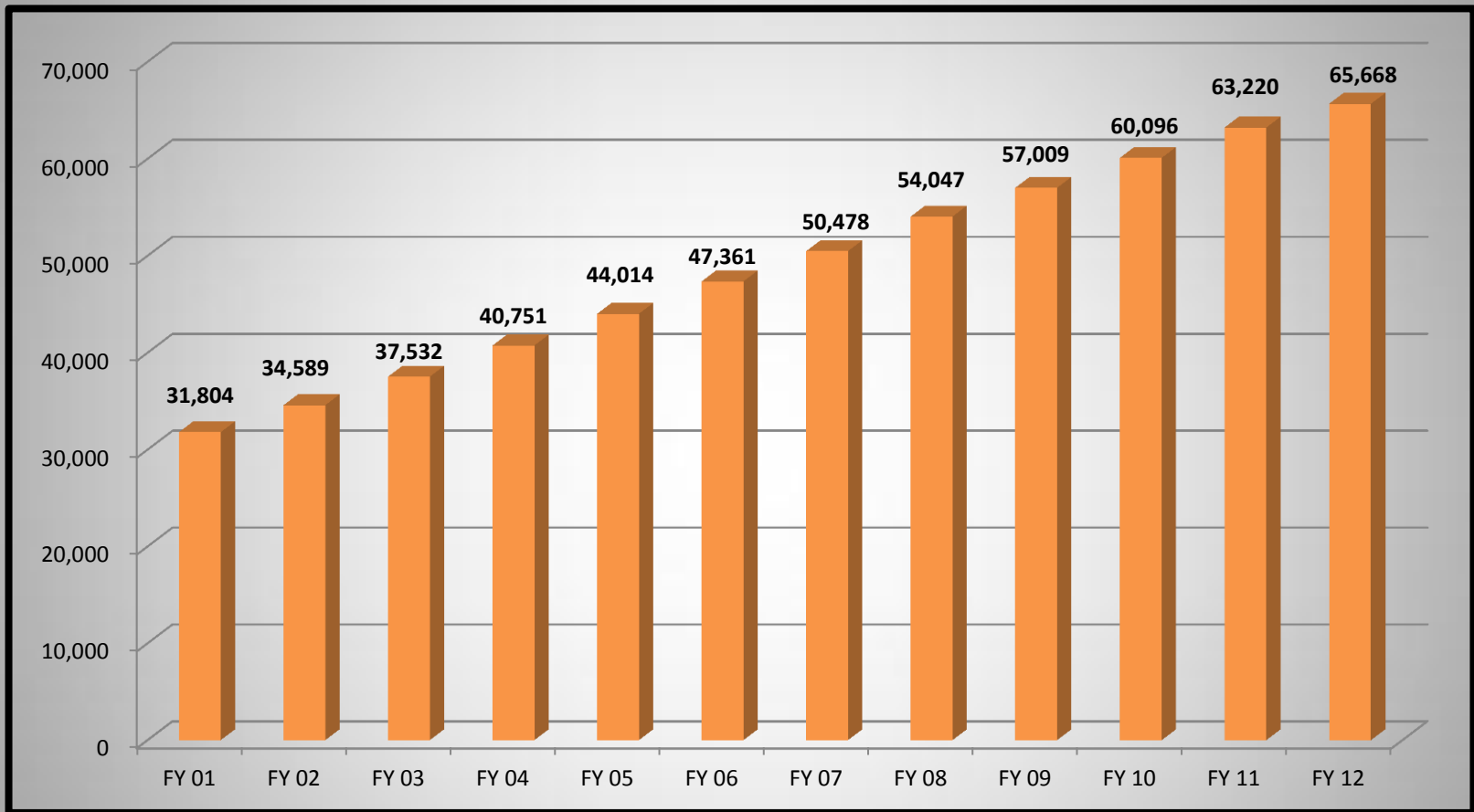


County Facilities Built Since 2001

Facility Type	Number of Facilities	Locations
Fire Stations	4	Moorefield, Lansdowne, Dulles South, Purcellville
Sheriff's Stations	2	Eastern Loudoun, Dulles South
Parks	8	Bolen, Conklin, Mountainside, Bles, Lyndora, Tillett, Muth, Byrne's Ridge
Libraries	1	Ashburn
Recreation/Community Centers	2	Claude Moore, Dulles Multi-Purpose Center
Respite Centers	2	Eastern, Carver Center
Group Homes	7	Brambleton, Stone Ridge, Mirror Ridge, Ashburn Farm (4)
Park and Ride Lots	3	Harmony, Ashburn North, Leesburg
Others	2	Adult Detention Center, Youth Shelter
Schools	34	Countywide

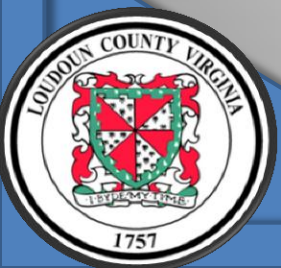


School Population Growth



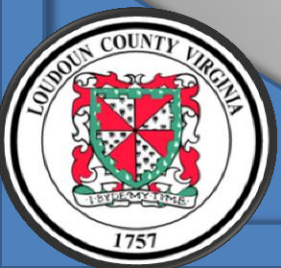
Average Annual Increase in Students = 3,079

Average Annual Increase in Students = 7.13%



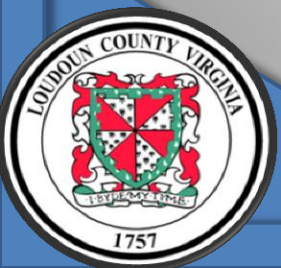
Schools Opened Since 2001

Facility Type	Number of Facilities	Locations
Elementary Schools	19	Belmont Station, Buffalo Trail, Countryside, Creighton's Corner, Forest Grove, Frances Hazel Reid, Hutchison Farm, Tolbert, Culbert, Legacy, Liberty, Mountain View, Newton-Lee, Pinebrook, Rosa Lee Carter, Seldens Landing, Steuart Weller, Sycolin Creek, Frederick Douglas
Middle Schools	8	Belmont Ridge, Eagle Ridge, Harmony, Lunsford, Mercer, River Bend, Smart's Mill, Stone Hill
High Schools	7	Briar Woods, John Champe, Dominion, Freedom, Heritage, Tuscarora, Woodgrove



Capital Facility Contributions

- Paid on a per residential unit basis for units approved above existing base density.
- Helps offset the impact to the County's development of capital facilities as a result of increased population density allowed by a rezoning.
- Voluntary contributions as part of the proffer process



Capital Facility Contributions

There is a “lag time” between when a capital facility contribution is made and when it can be spent due to:

- Time required to build sufficient balances for use in the Capital Improvements Program (CIP).
- Time required to obtain necessary approvals to be programmed or appropriated in the CIP.
- Use restrictions that narrow the scope of projects that capital facility contributions can be used for (ex. type, location, etc.).



Cash Proffer Expenditure Review Process

Capital Budget

- Capital Budget Staff identifies cash proffer balances eligible for use on capital projects
- Staff submits a request for a determination to the Zoning Administrator for the use of proffer funds

Zoning Administrator

- Zoning Administrator issues a cash proffer determination regarding the use of funds as proposed by Capital Budget Staff
- Property Owners and HOA's are notified of the Zoning Administrator's determination and have the ability to appeal the determination

Capital Budget

- Capital Budget Staff programs the use of the cash proffers in the CIP and the Proffer Fund
- The CIP and Proffer Fund are reviewed by Financial Staff and the County Administrator

Finance Committee

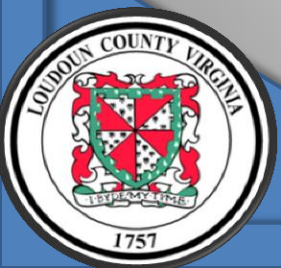
- The Finance, Government Services and Operations Committee reviews the CIP and the Proffer Fund and makes recommendations to the Board of Supervisors regarding proposed appropriations

Board of Supervisors

- The Board of Supervisors reviews the Proffer Fund and the CIP and votes to appropriate the use of cash proffers in the Proffer Fund and the CIP

Stakeholder Process for Establishing Capital Facility Contributions

- Cash Proffer contribution guidelines are developed by the County's Fiscal Impact Committee.
- The Committee recommends capital facility contribution standards that are approved by the Board of Supervisors.
- Committee members include:
 - Developers
 - Interest Groups
 - The Loudoun County Public Schools
 - Citizens appointed by the Board of Supervisors

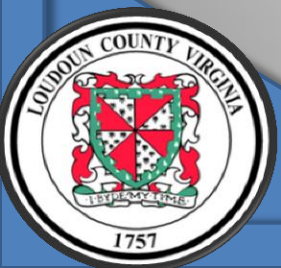


Capital Facility Contributions

Depending on the geographic area of the County, can range from:

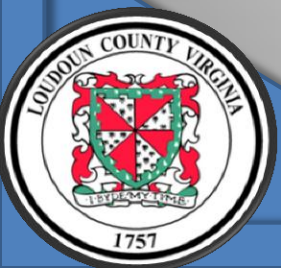
Multi-Family	\$17,837 – \$23,758
Single Family Attached	\$30,716 - \$40,385
Single Family Detached	\$45,922 - \$59,471

Numerous exemptions significantly reduce the actual amount of contributions proffered to the County.



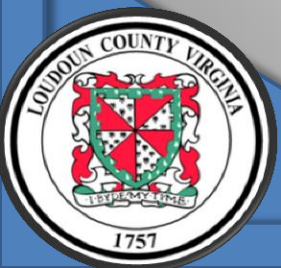
Capital Facility Contribution Exemptions

- No cash proffer contributions are collected for Base Density Units
- No cash proffer contributions are collected for Affordable Dwelling Units
- Cash proffer contributions are reduced for land and in-kind proffers dedicated to the County
- Cash proffer contributions are reduced for regional road improvements provided by the developer



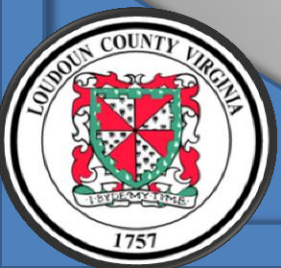
Capital Facility Contribution Hypothetical

- A development is approved that includes 3,000 housing units:
 - 1,000 Single Family Detached
 - 1,000 Single Family Attached
 - 1,000 Multi-Family
- The development includes an area of approximately 300 acres in Ashburn.
- The base density of the land prior to the rezoning approval allowed 1 housing unit per acre.



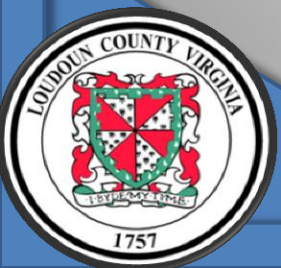
Capital Facility Contribution Hypothetical

Housing Units	Population Increase	School Children Increase	Affordable Dwelling Units
Single Family Detached			
1,000	3,270	870	125
Single Family Attached			
1,000	2,750	510	125
Multi-Family			
1,000	1,880	260	63
TOTAL			
3,000	7,900	1,640	313



Capital Facility Contribution Hypothetical

- 300 Base Density Units are exempt from paying capital facility contributions (1 unit per acre for 300 acres).
- 313 Affordable Dwelling Units (ADU's) are exempt from providing capital facility contributions.
- A capital facility credit would be granted for a proffered school site dedicated to the County given the large number of schoolchildren generated by the development (20 acres valued at \$500,000 per acre)



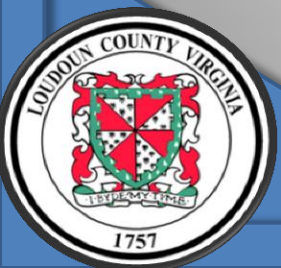
Capital Facility Contribution Hypothetical

Housing Units	Per Unit Contribution	Payment Before Exemptions	Non-Exempt Housing Units	Payment After Exemptions
Single Family Detached				
1,000	\$59,470	\$59,470,000	575	\$34,195,250
Single Family Attached				
1,000	\$40,385	\$40,385,000	875	\$35,336,875
Multi-Family				
1,000	\$23,758	\$23,758,000	937	\$22,261,246
TOTAL			Proffered School Site	(\$10,000,000)
3,000		\$123,613,000	2,387	\$71,793,371

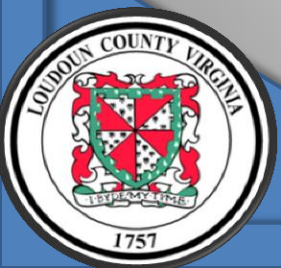
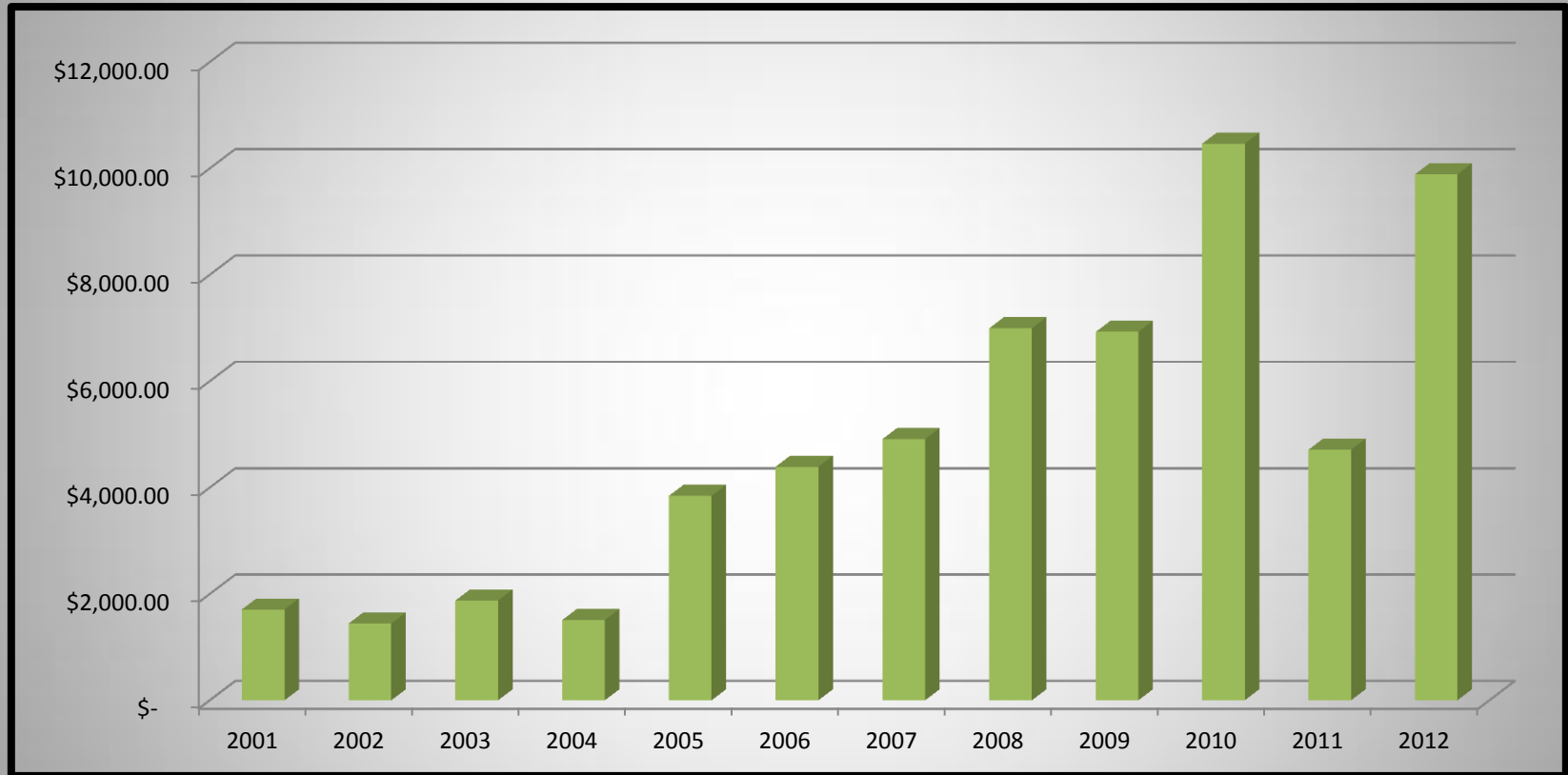


Capital Facility Contribution Hypothetical

- The Developer was exempt from making \$51,819,629 in capital facility contributions.
- Per housing unit contributions went from \$41,204 with no exemptions to \$23,931 with exemptions, a decrease of \$17,273 per unit.
- Does not take into account other potential exemptions or credits for regional road improvements, floodplain and open space dedications, etc.

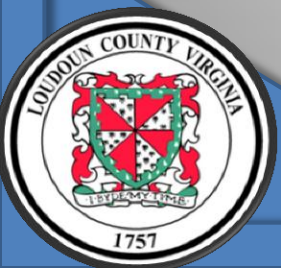
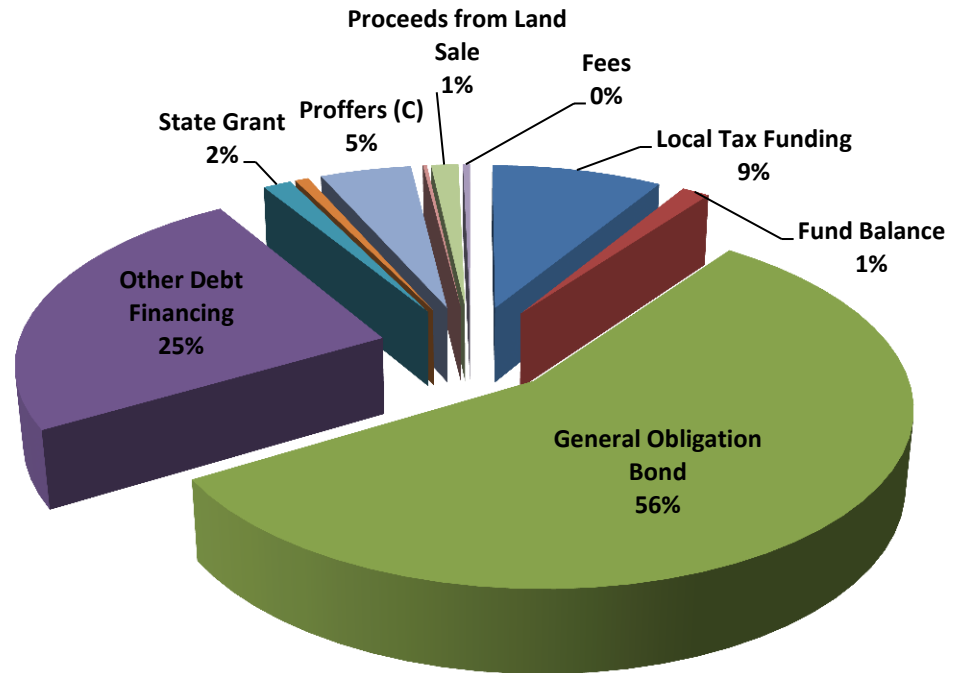


Actual Per Unit Capital Facility Contributions



FY 2013 – FY 2018 CIP

- Cash proffers currently make up approximately 3% of the County's CIP
- Cash proffers available for appropriations increase this total to 4.8%



Questions?

